

**AVISON  
YOUNG**

**6050** Millcreek Dr.  
Mississauga, ON

**Industrial Sublease**



**136,128 sf**

**in an outstanding industrial building**



Platinum  
member

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## The Opportunity

- State-of-the-art industrial distribution warehouse located in prime Meadowvale Business Park
- Main office premises are built out with private offices, open work area, private washrooms, lunchroom/ kitchen, and boardroom plus shipping office which includes open work area and private washroom
- Excellent access to Highway 401, 407, 403 and Pearson International Airport
- Well-served by public transit and GO Transit (Meadowvale and Streetsville Stations)



### Location

Brittania Rd W &  
Erin Mills Pkwy



### Occupancy

60 days



### Industrial Space

132,136 sf



### Sublease Term

December 31, 2029



### Asking Rent

To Be Negotiated



### Office Space

2,064 sf - *main office area*  
400 sf - *shipping office area*



### Clear Height

36'



### Additional Rent

\$3.49 psf

### Other Space

587 sf - *share of electrical/  
sprinkler room*  
740 sf - *share of corridor*



### Zoning

E2-99, E2-98,  
E2-100, G1



### Shipping Doors

19 TL, 1 DI (*oversized*)



### Parking

Surface - 88 cars  
Trailers - Approx. 20 drop  
trailer positions at rear of yard



### Sprinklers

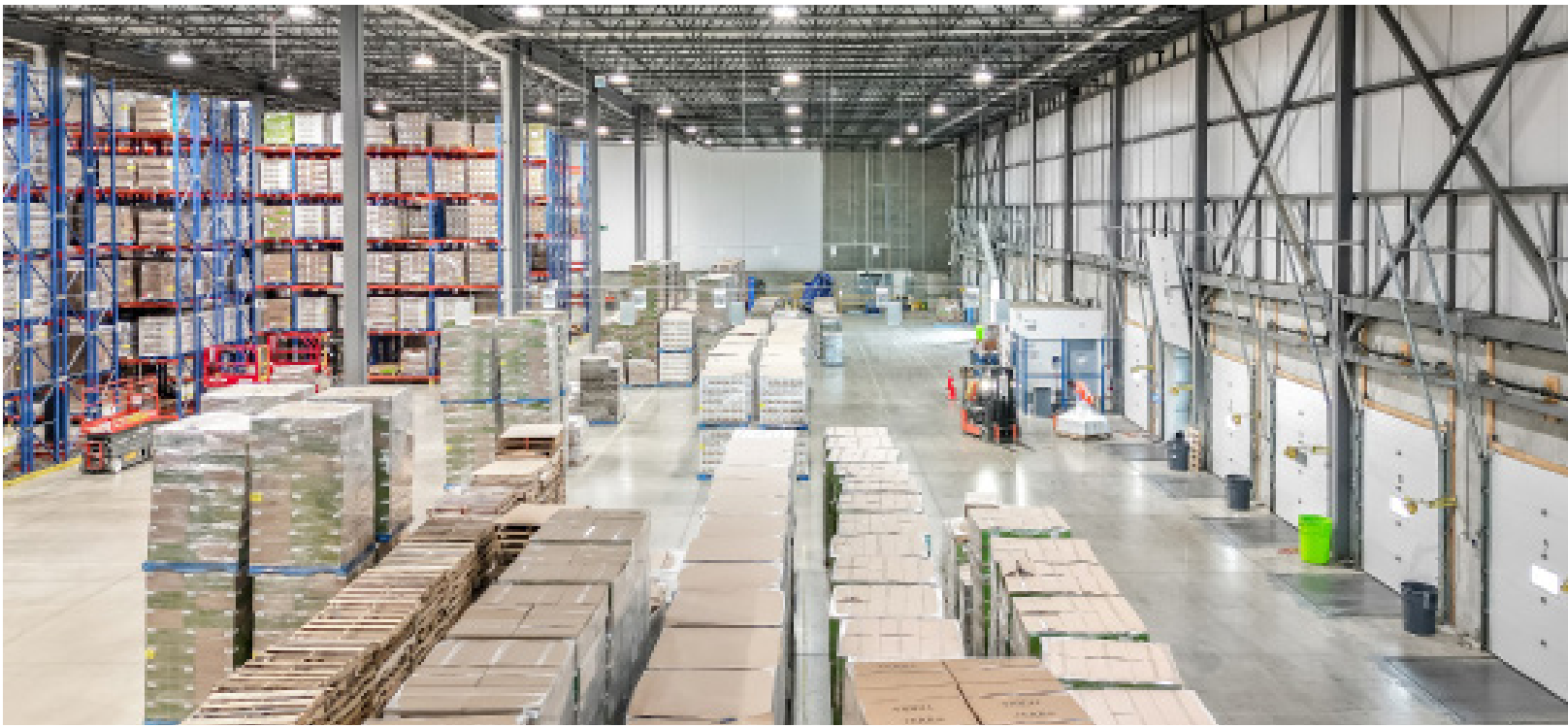
ESFR



### Lighting

LED motion controlled



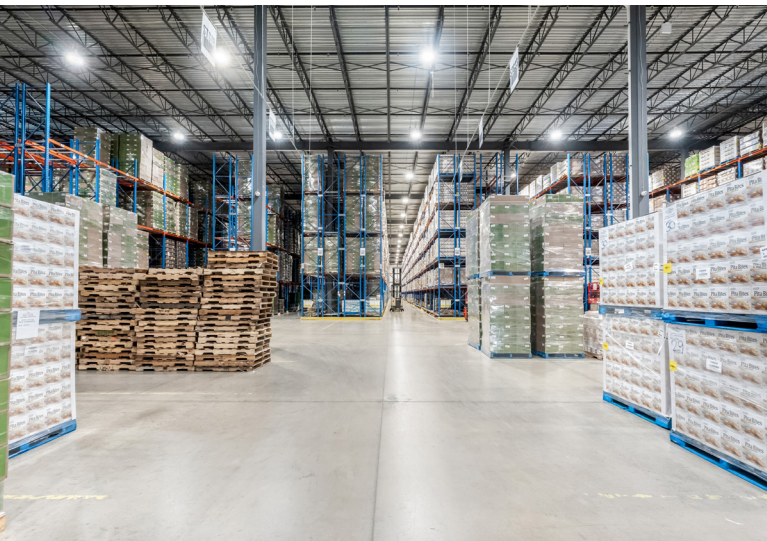


*State-of-the-art industrial distribution space*





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Industrial Sublease | Unit 20

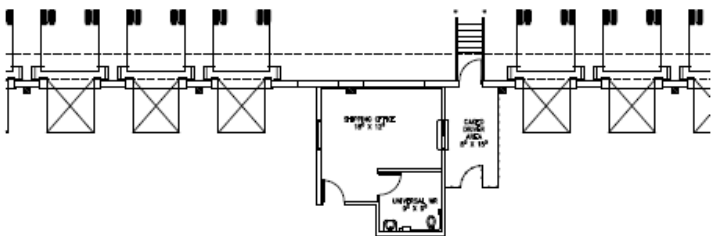




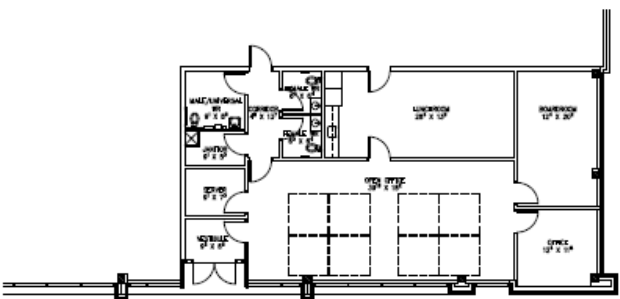
# Floor Plans

Warehouse Size	132,136 sf
Main Office Size	2,064 sf
Shipping Office Size	400 sf
Share of elect./sprinkler room	587 sf
Share of Corridor	740 sf

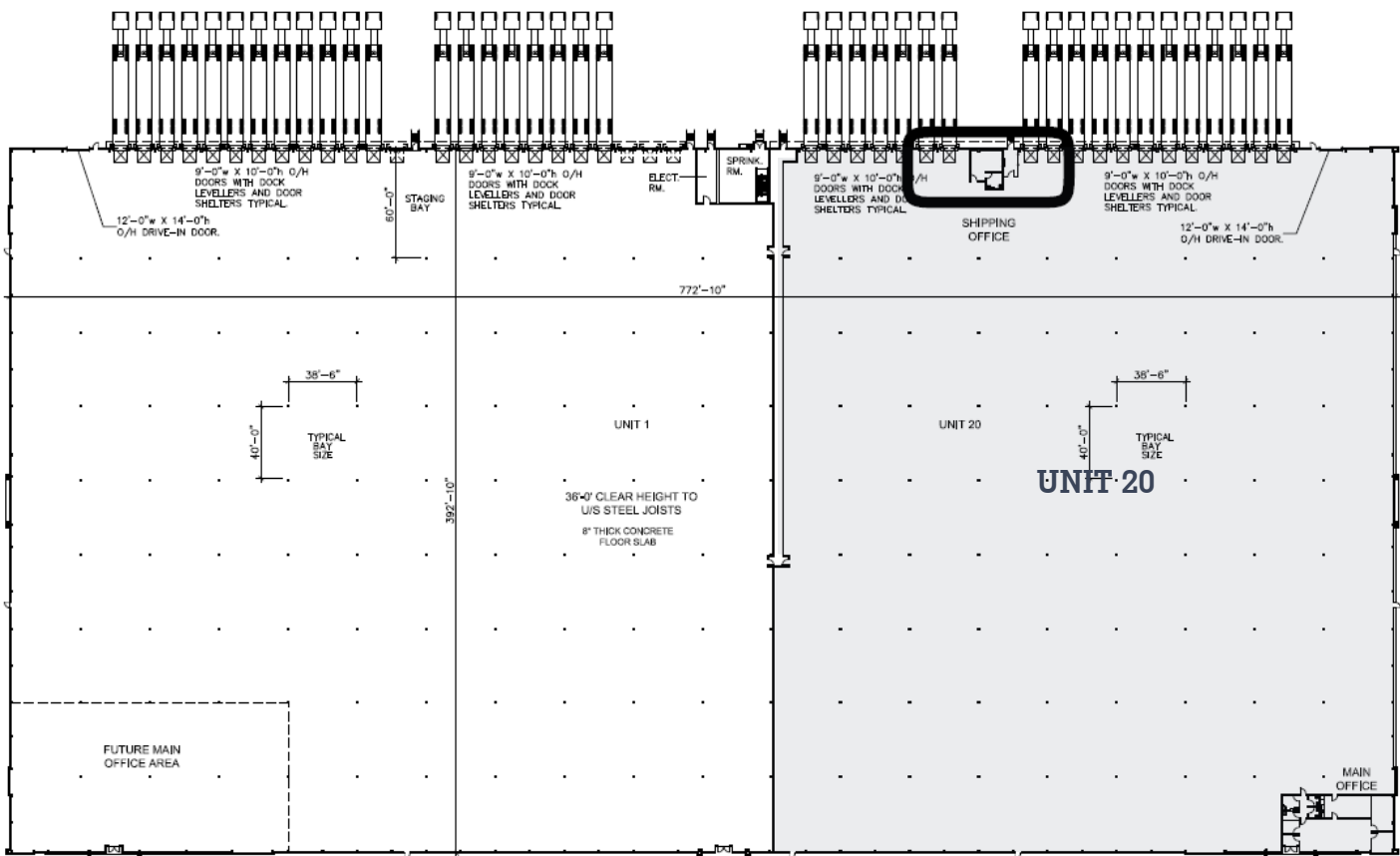
Shipping Office Plan



Main Office Plan



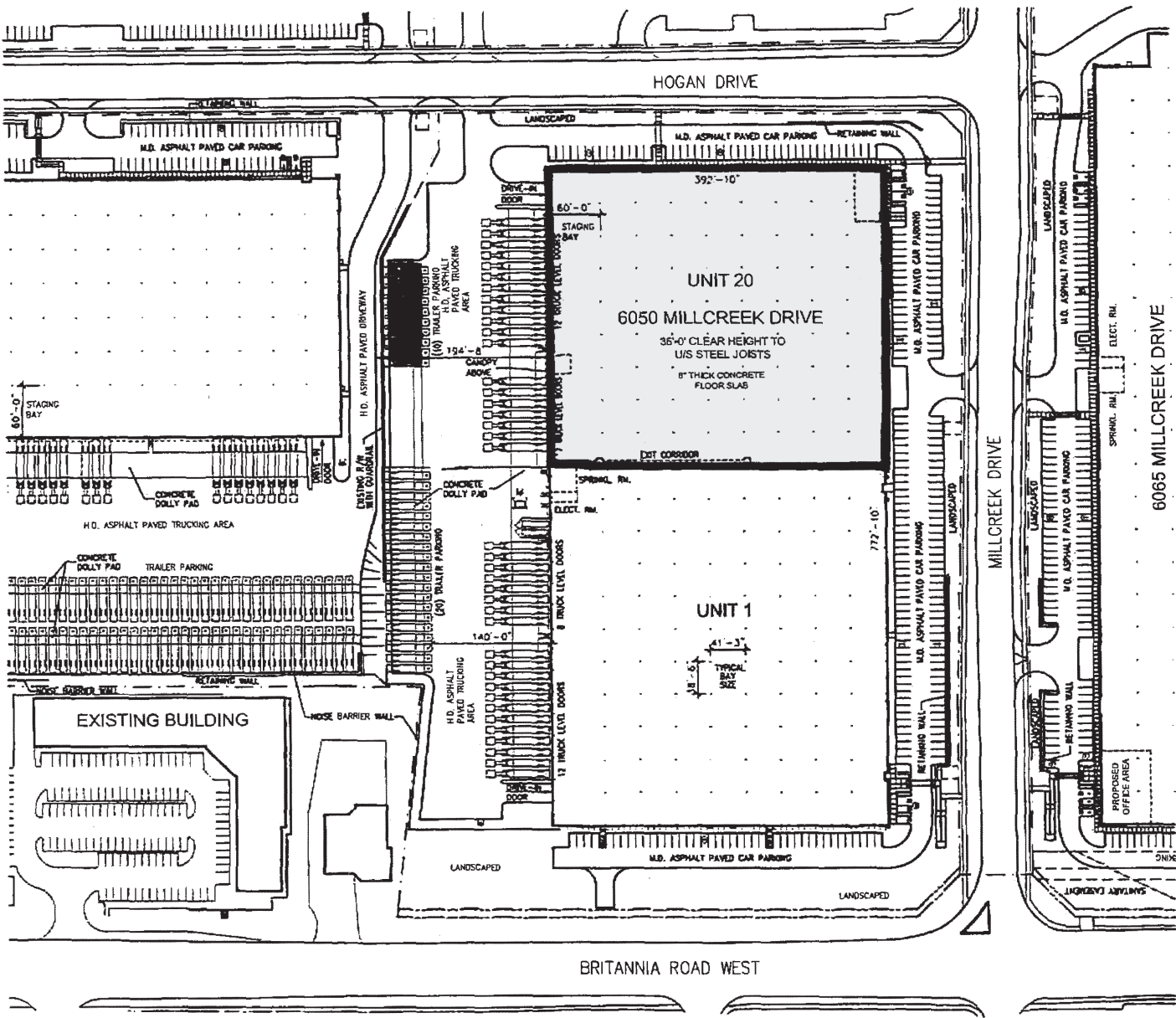
Warehouse/Offices Plan



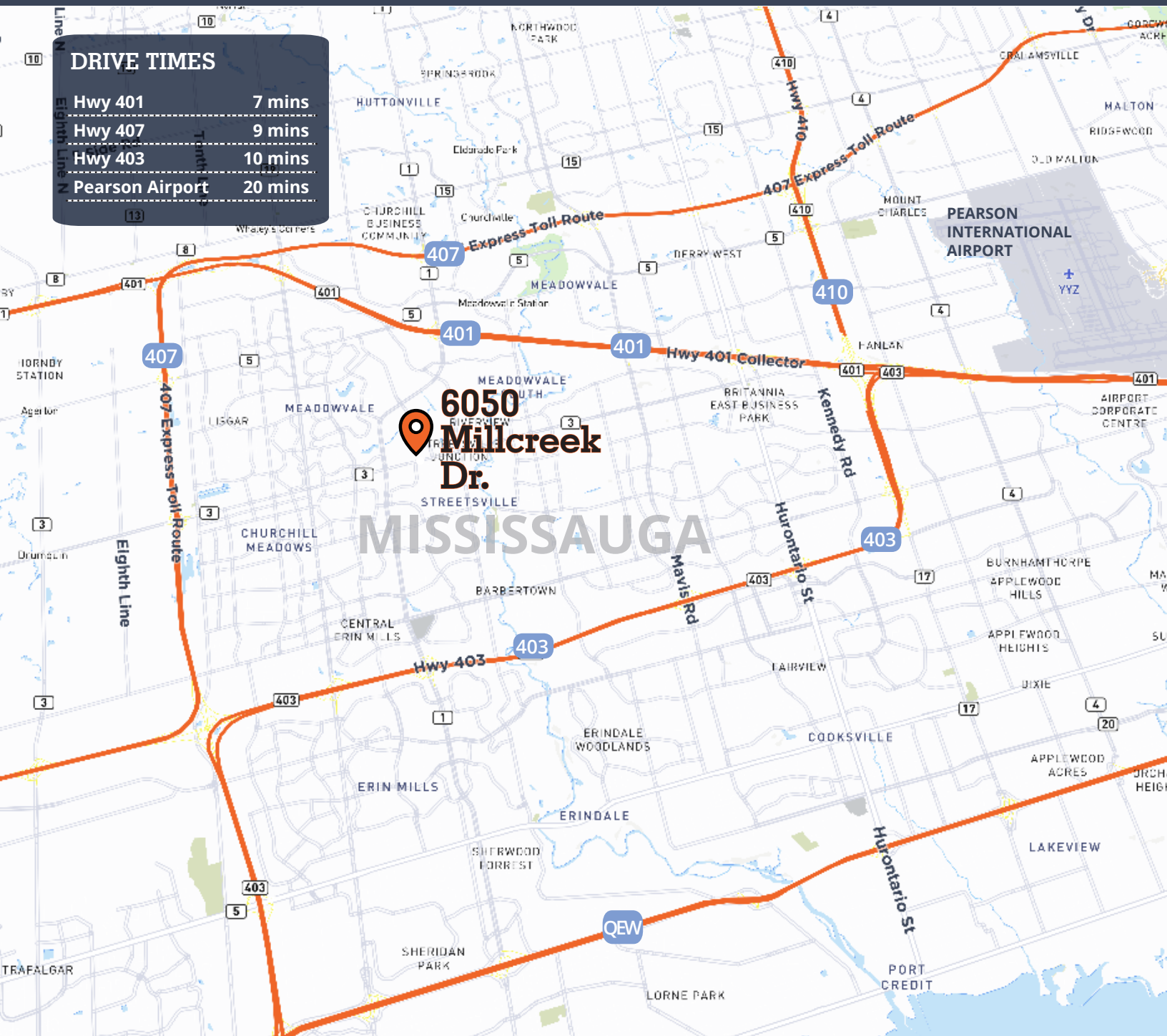
All measurements are approximate and to be verified.



# Site Plan







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